

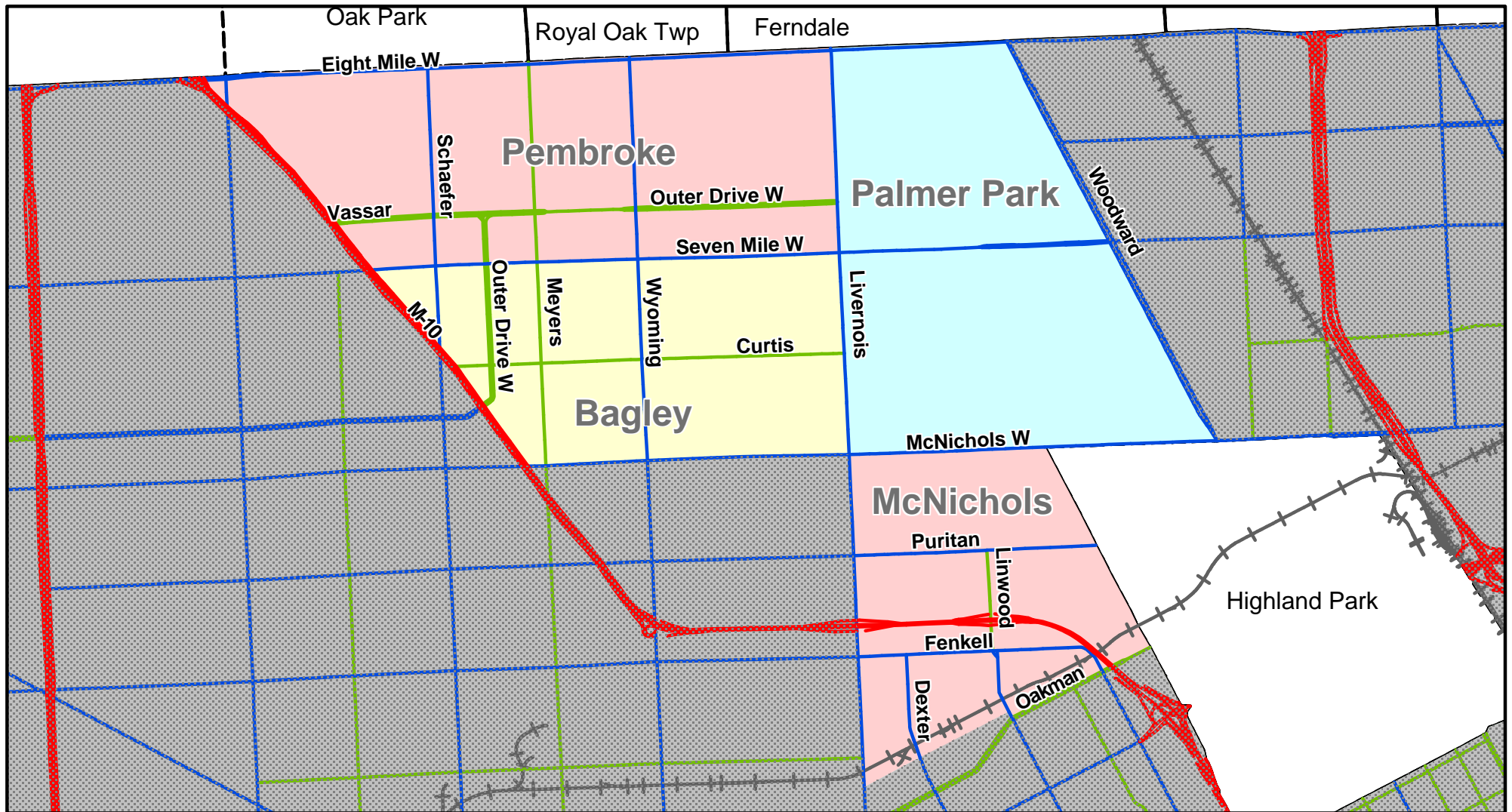
## **Cluster 10**

### **Introduction**

Cluster 10 is generally bounded by the Oak Park, Royal Oak Township and the Ferndale city limits to the north, McNichols, Oakman Boulevard and the Highland Park city limits to the south, Woodward and the Highland Park city limits to the east, and the Lodge Freeway (M-10) and Livernois to the west. The cluster consists of four neighborhood areas: Bagley, McNichols, Palmer Park and Pembroke.

Although Cluster 10 is the City's smallest cluster in both size and population, this community contains some of Detroit's strongest, most stable residential neighborhoods. The total number of housing units has remained relatively steady over the past decade, and the community boasts the lowest vacancy rate in the City. Additionally, Cluster 10 has the highest owner occupancy rates and housing values in the City.

Cluster 10 also has among the highest level of household income in the city. Education plays an important role in household earnings; the residents of Cluster 10 lead the City in educational attainment.



Map 10A

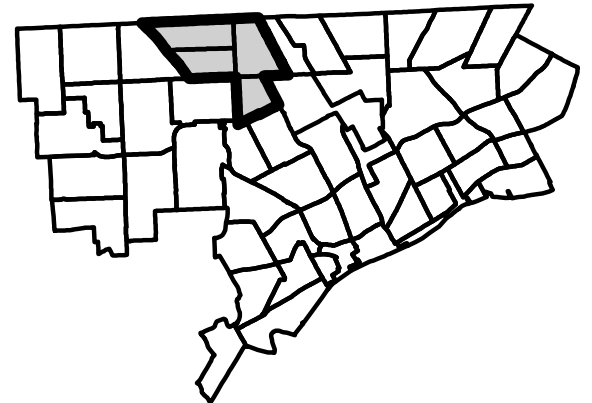
City of Detroit  
Master Plan of  
Policies

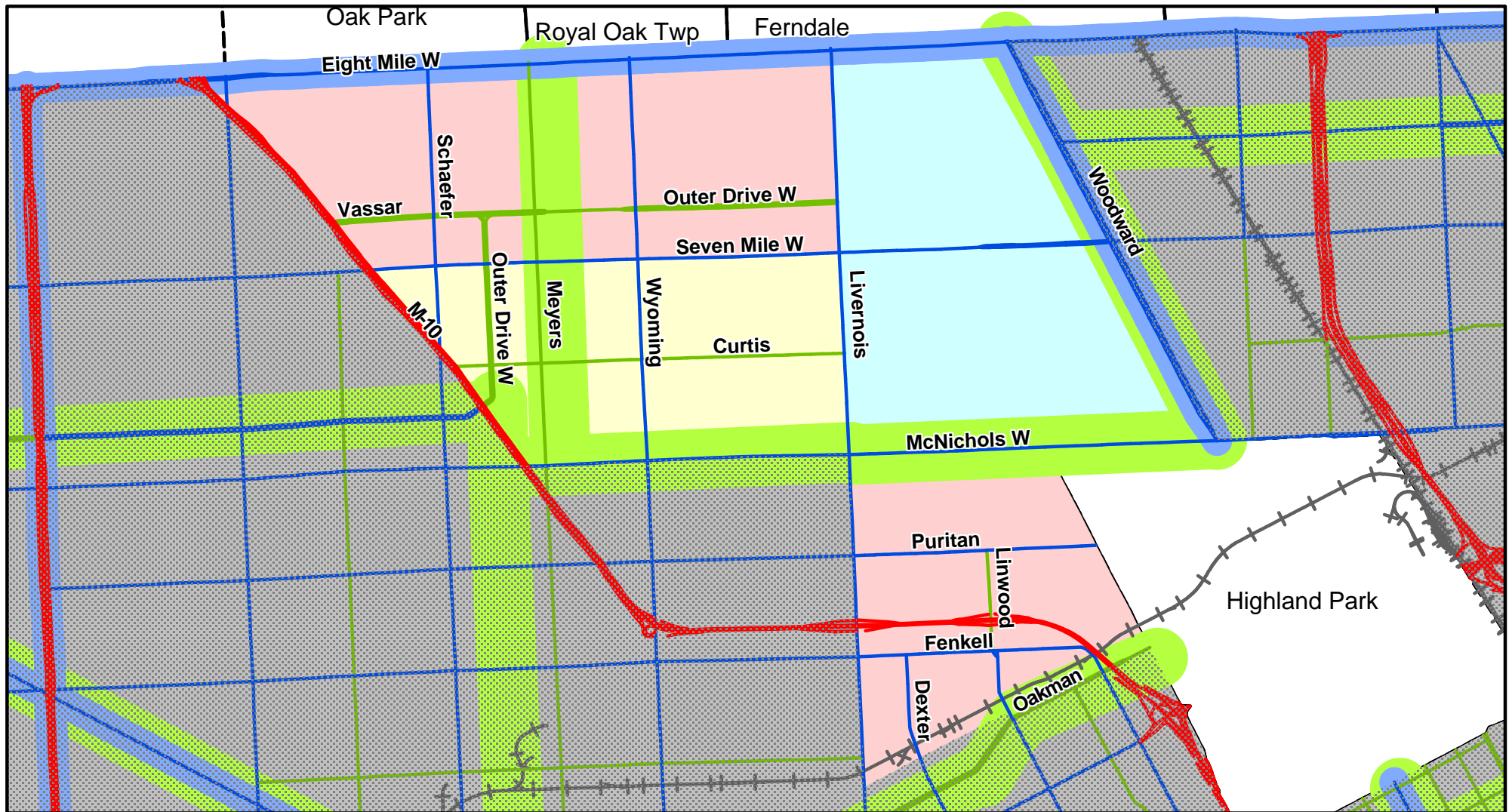
**Neighborhood Cluster 10**



**Neighborhood Index**

Bagley  
McNichols  
Palmer Park  
Pembroke










Map 10B

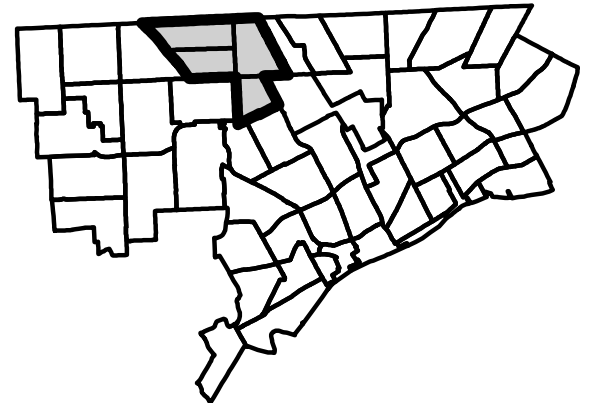
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### Neighborhood Cluster 10



### Transportation Network

-  Major Street
-  Secondary Street
-  Mass Transit Route
-  Passenger Rail
-  Non-Motorized Route - Conceptual



## 2000 Census - Demographic Profile



## Neighborhood Cluster

10

## Total Population

64,212

1990 Population	67,929
1990 to 2000 Change	-3,717
Percent Change	-5.47%

## Race

White Only	2,681	4.18%
Black or African American Only	60,161	93.69%
American Indian and Alaska Native Only	156	0.24%
Asian Only	262	0.41%
Native Hawaiian and Other Pacific Islander Only	11	0.02%
Other Race Only	170	0.26%
Two or More Races	771	1.20%

## Hispanic Origin

Hispanic Origin (Any Race)	569	0.89%
1990 Hispanic Origin	437	
1990 to 2000 Change	132	
Percent Change	30.21%	

## Gender

Male	29,171	45.43%
Female	35,041	54.57%

## Educational Attainment

Population 25 or older	42,300	65.88%
HS Graduate or Higher	34,735	82.12%
Assoc. Degree or Higher	12,545	29.66%

## Age

Youth Population (Under 18 Years Old)	16,110	25.09%
1990 Youth Population	15,740	
1990 to 2000 Change	370	
Percent Change	2.35%	
0 to 4 Years Old	3,854	6.00%
5 to 10 Years Old	5,924	9.23%
11 to 13 Years Old	2,976	4.63%
14 to 17 Years Old	3,356	5.23%
18 to 24 Years Old	5,802	9.04%
25 to 44 Years Old	17,276	26.90%
45 to 64 Years Old	15,084	23.49%
65 Years Old and Older	9,940	15.48%

## Households

Households	24,505	
Average Household Size	2.57	
Population in Group Quarters	1,118	1.74%
Population in Households	63,094	
Family Households	16,456	67.15%
Married Couple Family	8,323	50.58%
Female Householder Family	6,662	40.48%
One Person Households	7,172	29.27%

## Housing Units

Housing Units	25,927	
1990 Housing Units	26,235	
1990 to 2000 Change	-308	
Percent Change	-1.17%	
Vacant Housing Units	1,492	5.75%
Occupied Housing Units	24,435	94.25%
Owner Occupied	17,027	69.68%
Renter Occupied	7,408	30.32%

## Housing Value

Owner Occupied Units	15,468	
Less Than \$15,000	285	1.84%
\$15,000 to \$29,999	610	3.94%
\$30,000 to \$49,999	1,676	10.84%
\$50,000 to \$69,999	2,156	13.94%
\$70,000 to \$99,999	4,540	29.35%
\$100,000 to \$199,999	4,527	29.27%
\$200,000 or More	1,674	10.82%

## Household Income

Less Than \$10,000	2,904	11.85%
\$10,000 to \$14,999	1,451	5.92%
\$15,000 to \$24,999	3,195	13.04%
\$25,000 to \$34,999	3,332	13.60%
\$35,000 to \$49,999	3,631	14.82%
\$50,000 to \$74,999	4,416	18.02%
\$75,000 or More	5,576	22.75%